

8/01/08 2:02:17
BK 590 PG 482
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

**RODERICK D AUSTIN, ET AL
GRANTORS**

TO

WARRANTY DEED

**RODERICK D AUSTIN
GRANTEE**

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, the undersigned Grantors, **RODERICK D AUSTIN AND PATRICE L RICHARDSON**, do hereby sell, convey and warrant unto **RODERICK D AUSTIN**, a single person, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 217, Section F-1, Wellington Square Subdivision, situated in Section 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 63, Page 20, in the office of the Chancery Clerk of DeSoto County, Mississippi

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2008 shall be prorated among the parties.

*Benard
sw*

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WITNESS OUR SIGNATURE this 25th day of July, 2008.

Roderick D. Austin
 Roderick D Austin

Patrice L. Richardson
 Patrice L Richardson



Personally appeared before me, the undersigned authority in and for the said county and state, on this 25th day of July, 2008, within the jurisdiction, the within named Roderick D Austin and Patrice L Richardson, who acknowledged that they executed the above and foregoing instrument.

Cindy A. Garrard
 Notary Public

(S E A L)

My Commission expires:

GRANTORS' ADDRESS AND PHONE:

2945 Churchwell Drive
 Horn Lake, MS 38637
 Home: 662-752-9563
 Work: 662-342-7466

GRANTEE'S ADDRESS AND PHONE:

2945 Churchwell Drive
 Horn Lake, MS 38637
 Home: Same
 Work: Same

PREPARED BY AND RETURN TO:

FIRST NATIONAL FINANCIAL TITLE SERVICES, LLC
LAWRENCE F. HATTEN, III, ATTORNEY
6880 COBBLESTONE BLVD, SUITE 2
SOUTHAVEN, MS 38672
PHONE: 662.892.6536 FAX: 662.890.8775

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